

SO ORDERED.



TIFFANY & BOSCO
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Dated: April 28, 2011

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
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State Bar No. 014228
Attorneys for Movant

09-23318

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Brian T. Leddy and Bonnie C. Leddy
Debtors.

U.S. Bank National Association as Trustee for
Credit Suisse First Boston 2005-8
Movant,

vs.

Brian T. Leddy and Bonnie C. Leddy, Debtors,
Edward J. Maney, Trustee.

Respondents.

No. 2:09-BK-20945-RTB

Chapter 13

ORDER

(Related to Docket #47)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated July 20, 2005 and recorded in the office of the
3 Maricopa County Recorder wherein U.S. Bank National Association as Trustee for Credit Suisse First
4 Boston 2005-8 is the current beneficiary and Brian T. Leddy and Bonnie C. Leddy have an interest in,
5 further described as:

6 Lot 27, Block 8, FOUNTAIN HILLS ARIZONA FINAL PLAT NO.1 01, according to Book 139
7 of Maps, Page 31, records of Maricopa County, Arizona.

8 EXCEPT all minerals as reserved unto the United States of America in Patent of said land
9 recorded February 28, 1956, in Docket 1839, Page 426, Records of Maricopa County,
10 Arizona;

11 EXCEPT all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils
12 and fertilizers of every name and description together with all uranium, thorium, or any other
13 material which is or may be determined to be peculiar essential to the production of fissionable
14 materials, whether or not of commercial value;

15 EXCEPT all iJnderground water in, under or flowing through said land and water rights
16 appurtenant thereto.

17 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
18 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
19 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
20 with the Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability
21 against the Debtors if Debtors' personal liability is discharged in this bankruptcy case.

22 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
23 to which the Debtor may convert.
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